060.0	0004	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	746,000	/	746,000
USE VALUE:	746,000	/	746,000
ASSESSED:	746,000	/	746,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSHAUGHNESSY JAMES P
Owner 2:	
Owner 3:	
Street 1:	142 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OSHAUGHNESSY JAMES P & -
Owner 2:	OSHAUGHNESSY CAROL ANN -
Street 1:	142 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,653 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 1487 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5653.000	325,700	7,600	412,700	746,000
Total Card	0.130	325,700	7,600	412,700	746,000
Total Parcel	0.130	325,700	7,600	412,700	746,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.68 | /Parcel: 501.6

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
39808			10/29/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0004-0006.0

!5254!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,700	7600	5,653.	412,700	746,000	746,000	Year End Roll	12/18/2019
2019	101	FV	239,300	7700	5,653.	406,800	653,800	653,800	Year End Roll	1/3/2019
2018	101	FV	239,300	7700	5,653.	312,500	559,500	559,500	Year End Roll	12/20/2017
2017	101	FV	239,300	7700	5,653.	294,800	541,800	541,800	Year End Roll	1/3/2017
2016	101	FV	239,300	7700	5,653.	271,200	518,200	518,200	Year End	1/4/2016
2015	101	FV	233,400	7700	5,653.	253,500	494,600	494,600	Year End Roll	12/11/2014
2014	101	FV	233,400	7700	5,653.	233,500	474,600	474,600	Year End Roll	12/16/2013
2013	101	FV	233,400	7700	5,653.	233,500	474,600	474,600		12/13/2012

PRINT

Date	Time
12/10/20	20:09:59

LAST REV

Date	Time
10/09/19	14:34:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5254

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSHAUGHNESSY JA	63539-353		4/28/2014	Convenience	1	No	No		
TREMBLAY LEANNE	59294-193		6/14/2012		482,000	No	No		
TREMBLAY PAUL J	49456-462		5/16/2007	Family	1	No	No		
DANZEY LEE B/ET	22824-417		1/13/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	39808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2014	579	Re-Roof	6,150					

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	CC	Chris C
6/23/2014	External Ins	PC	PHIL C
9/14/2012	MLS	EMK	Ellen K
3/5/2009	Measured	372	PATRIOT
4/18/2000	Entry Denied	270	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5653		Sq. Ft.	Site		0	70.	1.04	6									412,714						412,700	

Total AC/HA:	0.12978	Total SF/SM:	5653	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	412,714	Spl Credit		Total:	412,700

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400169
Depreciation:	74432
Depreciated Total:	325738

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

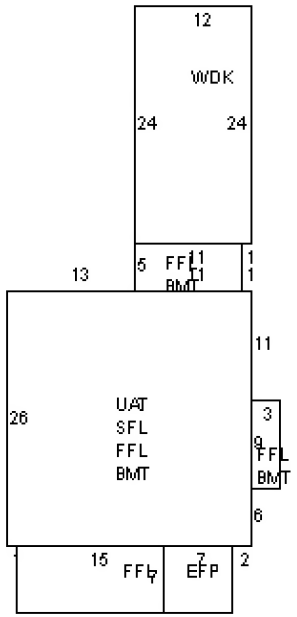
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	119.79
Final Total:	325700	Val/Su SzAd	219.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	837	175.480	146,879
BMT	Basement	732	52.640	38,536
SFL	Second Floor	650	175.480	114,064
WDK	Deck	288	9.470	2,728
UAT	Upper Attic	163	70.190	11,406
EFP	Enclos Porch	49	72.590	3,557

Net Sketched Area:	2,719			Total:	317,170
Size Ad	1487	Gross Are	3206	FinArea	1487

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	101			5,100			5,100
22	Wood Deck	D	Y	1	12X24	A	AV	2008	9.47	T	8.8	101			2,500			2,500

More: N	Total Yard Items:	7,600	Total Special Featues:		Total: 7,600